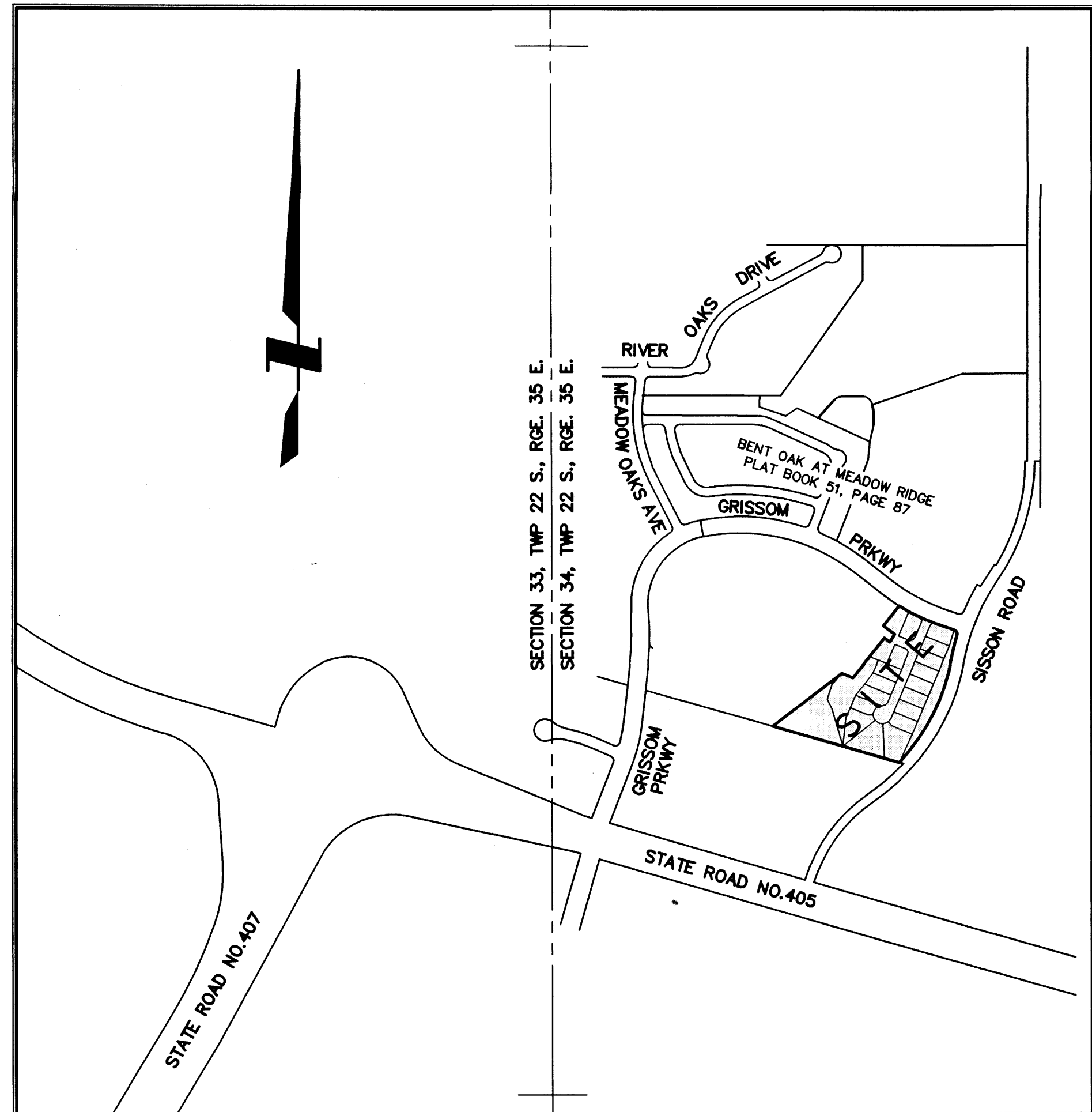


BENT OAK AT MEADOWRIDGE, PHASE III

A RESUBDIVISION OF A PART OF TRACT E OF BENT OAK AT MEADOWRIDGE, RECORDED IN PLAT BOOK 51, PAGES 87 THROUGH 90 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING A PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

LEGEND

C.M. = Concrete Monument
C.M.P. = Corrugated Metal Pipe
FD = Found
F.P.L. = Florida Power and Light
N/D = Nail & Disk
ORB = Official Records Book and Page
R/W = Right-of-way
P.C. = Point of Curvature
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P.O.B. = Point of Beginning
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P.R.M. = Permanent Reference Monument
P.T. = Point of Tangency
P.U.&D. ESM.T. = Public Utility & Drainage Easement
CL = Centerline
P.R.C. = Point of Reverse Curvature
P.C.C. = Point of Compound Curvature
RP = Radius Point
Δ = Delta Angle

PREPARED BY:
Honeycutt & Associates, Inc.
ENGINEERS-SURVEYORS-PLANNERS
5195 South Washington Avenue • Titusville, FL 32780
(321) 267-6233 Fax (321) 269-7847
CERTIFICATE OF AUTHORIZATION NO. LB 6762

ZONING AND SETBACK REQUIREMENTS

AT THE TIME OF RECORDING THIS PLAT LIES IN ZONE R-1B.
THE BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:

FRONT - TWENTY-FIVE (25) FEET
SIDE - TEN (10) FEET
SIDE CORNER - TWENTY (20) FEET
REAR - TWENTY-FIVE (25) FEET

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT E AS SHOWN ON THE PLAT OF BENT OAK AT MEADOWRIDGE, AS RECORDED IN PLAT BOOK 51, PAGE 87 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 23 AND THE MOST SOUTHERLY CORNER OF TRACT D AS SHOWN ON THE PLAT OF BENT OAK AT MEADOWRIDGE, PHASE II AS RECORDED IN PLAT BOOK 53, PAGE 91 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND SAID POINT LYING ON THE SOUTH LINE OF THE AFOREMENTIONED TRACT E; THENCE S.73°52'50"E., ALONG SAID LINE 711.67 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 (A PORTION OF THE RIGHT OF WAY OF SISSON ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 5331, PAGE 2651 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA AND SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1115.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.46°54'50"E.; THENCE ALONG THE RIGHT OF WAY LINE OF SAID SISSON ROAD, THE FOLLOWING TWO COURSES AND DISTANCES: THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°06'34", 644.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1190.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'22", 131.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE BOUNDARIES OF THE AFORESAID TRACT E, THE FOLLOWING THREE COURSES AND DISTANCES: THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°43'15", 37.84 FEET TO THE POINT OF TANGENCY; THENCE N.70°25'17"W., 96.93 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1045.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°32'38", 228.78 FEET TO THE NORTHEAST CORNER OF 44 AS SHOWN ON THE AFORESAID PLAT OF BENT OAK AT MEADOWRIDGE, PHASE II; THENCE ALONG THE BOUNDARIES OF SAID PLAT THE FOLLOWING NINE COURSES AND DISTANCES: THENCE S.38°01'12"W., 138.96 FEET; THENCE S.51°58'48"E., 53.71 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°40'01", 23.42 FEET; THENCE S.30°21'11"W., 50.00 FEET TO A POINT LYING ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 225.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.30°21'11"W.; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°40'01", 30.11 FEET TO THE POINT OF TANGENCY; THENCE N.51°58'48"W., 7.80 FEET; THENCE S.38°01'12"W., 276.91 FEET; THENCE N.67°31'38"W., 64.68 FEET; THENCE S.52°09'58"W., 474.03 FEET TO THE POINT OF BEGINNING.
CONTAINING 9.49 ACRES MORE OR LESS.

SURVEYORS NOTES:

- 1) THE BEARING SYSTEM SHOWN HEREON IS BASED ON AN ASSUMED BEARING OF N.73°52'50"W., AS SHOWN ALONG THE SOUTH LINE OF SAID TRACT E AS SHOWN ON SAID PLAT OF BENT OAK AT MEADOWRIDGE.
- 2) THE TERM "PUBLIC UTILITY EASEMENT" INCLUDES BUT IS NOT LIMITED TO FLORIDA POWER AND LIGHT COMPANY, BELLSOUTH AND CABLE TELEVISION SERVICES. ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 3) THERE SHALL BE A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT CONTIGUOUS TO ALL INTERIOR SIDE LOT LINES AND A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT CONTIGUOUS TO ALL FRONT AND REAR LOT LINES. THERE SHALL BE A 10.00 FOOT WIDE EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ALONG SIDE LOT LINES OF CORNER LOTS ADJACENT TO STREET RIGHT OF WAYS.
- 4) WHEN LOTS OR PARTS OF LOTS ARE COMBINED INTO A SINGLE PARCEL, UN-UTILIZED SIDELINE EASEMENTS SHALL RESCIND TO THE SIDE LINES OF SAID PARCEL.
- 5) "N/R" INDICATES SIDE LOT LINE THAT IS NOT RADIAL TO A CURVED FRONT LOT LINE.
- 6) THE STORMWATER MANAGEMENT SYSTEMS IN TRACTS A AND B ARE TO BE OWNED AND MAINTAINED BY THE BENT OAK AT MEADOWRIDGE HOMEOWNERS ASSOCIATION.
- 7) TRACT C IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES AND SHALL BE OWNED AND MAINTAINED IN ITS NATURAL STATE BY THE BENT OAK AT MEADOWRIDGE HOMEOWNERS ASSOCIATION.
- 8) THERE SHALL BE A 10.00 FOOT WIDE FENCE, LANDSCAPING AND SIGNAGE EASEMENT ON LOTS 1, 18 AND 19 ALONG ALL LOT LINES CONTIGUOUS TO THE RIGHT OF WAY LINE OF GRISSOM PARKWAY AS SHOWN PLOTTED HEREON.
- 9) ACCESS IS PROHIBITED ALONG THE REAR OF LOTS 1, 18 AND 19 THAT ABUT THE RIGHT OF WAY OF GRISSOM PARKWAY. ACCESS SHALL BE TO INTERIOR STREETS ONLY.
- 10) TRACT C SHALL BE OPEN SPACE ALLOWING FOR AND NOT RESTRICTING EXISTING DRAINAGE FLOW ACROSS TRACT.
- 11) ALL PIPING WITHIN THE RIGHTS-OF-WAY AND DRAINAGE PIPES CONVEYING STORMWATER FROM A RIGHT-OF-WAY TO A STORMWATER POND WILL BE OWNED AND MAINTAINED BY THE CITY OF TITUSVILLE.
- 12) ALTHOUGH ALL LOTS HAVE BEEN STAKED IN THE FIELD AT THE TIME OF THIS PLATTING AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES, IT IS THE INTENT THAT ANY SUBSEQUENT RESURVEYS OF ANY OF THESE LOTS BE VERIFIED AS TO THEIR CORRECT PROPORTIONAL POSITION WITH THE P.C.P.'S AND P.R.M.'S AS SHOWN HEREON. THIS IS DUE TO THE FACT THAT THE IRON RODS SET AT THE TIME OF THIS PLATTING ARE SUBJECT TO POSSIBLE DISTURBANCES DUE TO CONSTRUCTION AND OTHER UNFORESEEN CIRCUMSTANCES.
- 13) • INDICATES SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LB 6762".
- 14) ■ INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM PLS 4014"
- 15) ⊙ INDICATES SET PK.N/D STAMPED "PCP PLS 4014"
- 16) ⊙ INDICATES FOUND PK.N/D STAMPED "PCP PLS 4014"
- 17) ALL LOTS MUST PRESERVE A MINIMUM OF 10% NATIVE VEGETATION.
- 18) THE SITE IS WITHIN THE CITY OF TITUSVILLE'S AREA OF CRITICAL CONCERN. THEREFORE, THE TOTAL AMOUNT OF IMPERVIOUS COVERAGE FOR HOUSES, GARAGES, PATIOS, POOLS, IMPERVIOUS POOL DECKS, ON-SITE SIDEWALKS, EXTERNAL STRUCTURES, ETC. SHALL NOT EXCEED 5,150 SQUARE FOOT PER LOT FOR LOTS 1 THROUGH 19.
- 19) NO PRIVATE IRRIGATION WELLS ARE ALLOWED WITHIN THE LIMITS OF THIS PLAT.

PLAT BOOKS 56 PAGE 7
SHEET 1 OF 2
SECTIONS 34 TOWNSHIP 22 S., RANGE 35 E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in

BENT OAK AT MEADOWRIDGE, PHASE III

hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates all streets and easements shown thereon to the perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on.....

By: Christopher J. Gardner
Vice President Condev Corporation, a Florida corporation
2479 Aloma Avenue
Winter Park, Florida 32782

ATTEST:
Signed and sealed in the presence of: 7/20/06
7/20/06
7/20/06

CORPORATE ACKNOWLEDGEMENT / CERTIFICATE

STATE OF Florida COUNTY OF Orange
The foregoing instrument was acknowledged before me this 7/20/06 (date) by Chris Gardner, VP (name of officer or agent, title of officer or agent) of Condev Corp (name of corporation acknowledging), a Florida (state or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced..... (type of identification) as identification and did (did not) take an oath.
Haren Riedl (Signature of Acknowledger)
Haren Riedl (Name of Acknowledger)
Office Manager (Title or Rank)
DD 548393 (Serial Number)
My Commission Expires 5/24/2010



CERTIFICATE OF SURVEYOR

I hereby certify that this plat was prepared under my direction and supervision and that the plat complies with Chapter 177, Part 1 of the Florida Statutes.

Dennis W. Wright Registration No. 714
Dated 7/13/06

Honeycutt and Associates Inc.
5195 South Washington Avenue
Titusville, Florida 32780
Certificate of Authorization No. LB 6762

CERTIFICATE OF CITY SURVEYOR

PLAT REVIEWED BY Lynn E. Sanders P. M. No. 4863

WITH THE CITY OF TITUSVILLE, FLORIDA, FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES.

Lynn E. Sanders DATE: 7-18-06

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY That on July 11, 2006 the City of Titusville, Florida approved the foregoing plat.

Ronald S. Smith
MAYOR

Wanda Y. Wells
CITY CLERK

CERTIFICATE OF CLERK

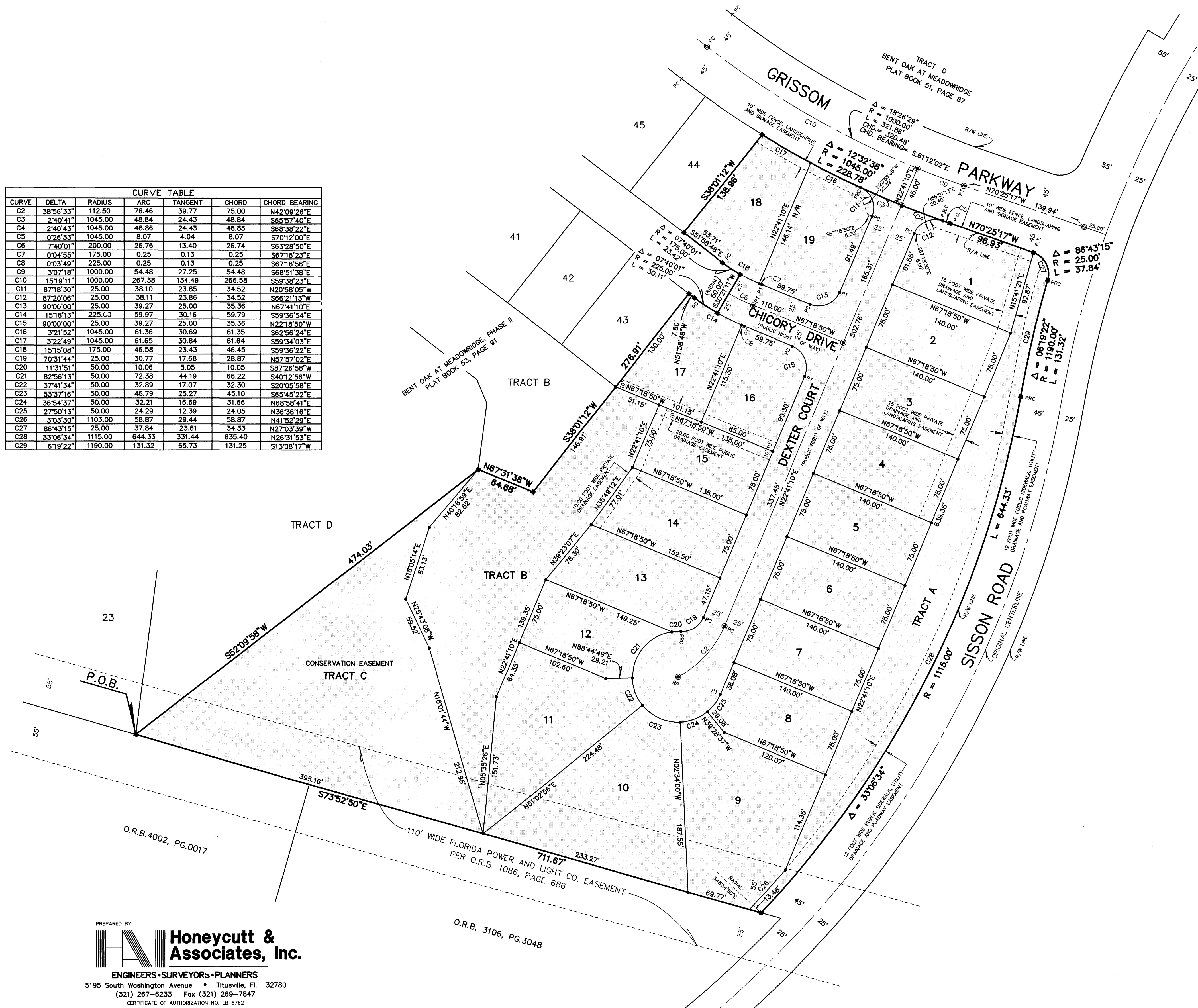
I HEREBY CERTIFY That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida statutes, and was filed for record on August 2, 2006 at 10:28 AM File No. CFM2006-00075
Scott Ellis, Clerk by my DC
Clerk of the Circuit Court
in and for Brevard County, Florida

BENT OAK AT MEADOWRIDGE, PHASE III

A RESUBDIVISION OF A PART OF TRACT E OF BENT OAK AT MEADOWRIDGE, RECORDED IN PLAT BOOK 51, PAGES 87 THROUGH 90 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING A PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 35 EAST, CITY OF TITUSVILLE, BREVARD COUNTY, FLORIDA

PLAT BOOK 56 PAGE 8
SHEET 2 OF 2
SECTIONS 34 TOWNSHIP 22 S, RANGE 35 E.

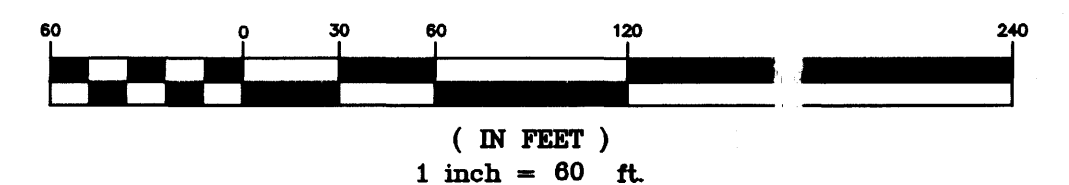
CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C2	38°56'33"	112.50	76.46	39.77	75.00
C3	2°40'41"	1045.00	48.84	24.43	48.84
C4	2°40'43"	1045.00	48.86	24.43	48.85
C5	0°26'33"	1045.00	8.07	4.04	8.07
C6	7°40'01"	200.00	26.76	13.40	26.74
C7	0°04'55"	175.00	0.25	0.13	0.25
C8	0°03'49"	225.00	0.25	0.13	0.25
C9	3°07'18"	1000.00	54.48	27.25	54.48
C10	15°19'11"	1000.00	267.38	134.49	266.58
C11	87°18'30"	25.00	38.10	23.85	34.32
C12	87°20'06"	25.00	38.11	23.86	34.32
C13	90°00'00"	25.00	39.27	25.00	35.36
C14	15°16'13"	225.00	59.97	30.16	59.79
C15	90°00'00"	25.00	39.27	25.00	35.36
C16	3°21'52"	1045.00	61.36	30.69	61.35
C17	3°22'49"	1045.00	61.65	30.84	61.64
C18	15°15'08"	175.00	46.58	23.43	46.45
C19	70°31'44"	25.00	30.77	17.68	28.87
C20	11°31'51"	50.00	10.06	5.05	10.05
C21	82°56'13"	50.00	72.38	44.19	66.22
C22	37°41'34"	50.00	32.89	17.07	32.30
C23	53°37'16"	50.00	46.79	25.27	45.10
C24	36°54'37"	50.00	32.21	16.69	31.66
C25	27°50'13"	50.00	24.29	12.39	24.05
C26	3°03'30"	1103.00	58.87	29.44	58.87
C27	86°43'15"	25.00	37.84	23.61	34.33
C28	33°06'34"	1115.00	644.33	331.44	635.40
C29	6°19'22"	1190.00	131.32	65.73	131.25



LEGEND

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- RP = Radius Point
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GRAPHIC SCALE



PREPARED BY:
Honeycutt & Associates, Inc.
ENGINEERS • SURVEYORS • PLANNERS
5195 South Washington Avenue • Titusville, FL 32780
(321) 267-6233 Fax (321) 269-7847
CERTIFICATE OF AUTHORIZATION NO. LB 6782